



## Iowa Smart Planning Task Force Committee Report

**Committee Name:** Comprehensive Planning Committee

**Date:** August 11, 2010

**Co-Chairs:** Les Beck

Rick Hunsaker

### Scope of committee work:

- 1) Develop statewide goals for comprehensive planning that utilize the Iowa Smart Planning Principles and develop recommendations for a process to measure progress toward achieving those goals.
- 2) Review city and county comprehensive plans to determine the number of such plans that address the hazards as listed in the Hazards Element of the suggested local comprehensive plan guidelines and the adequacy of such plans in addressing those hazards.
- 3) Develop a model for regional comprehensive planning for Iowa and recommend partnerships between state agencies, local governments, educational institutions, and research facilities.
- 4) Evaluate and develop incentives to conduct local and regional comprehensive planning, including but not limited to state financial and technical assistance.
- 5) Recommend the means by which technical and financial assistance for comprehensive planning can be provided and administered.

### Please list all members that participated in the work of this committee:

Name	Organization	Email	Phone
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**Please list all staff and outside advisors that participated in the work of this committee:**

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**Please list experts and interest groups that were consulted in the development of the committee's proposals:**

- Land use experts:
- Agricultural and environmental interests:
  - Wayne Petersen, Iowa Department of Agriculture and Land Stewardship (IDALS)
- Urban and regional planning experts:
  - Stuart Meck, Rutgers University
- Others: *See above advisors*

**Committee Assignments for Next Meeting:**

- Recruit non-voting committee members and advisors to attend meetings and offer input.
- Review revised “Incentives and Assistance” document for August 24<sup>th</sup> meeting.

### **Committee Meeting Notes**

(Note: Committee documents can be found at  
[http://rio.iowa.gov/smart\\_planning/meetings.html](http://rio.iowa.gov/smart_planning/meetings.html) )

#### **I. Welcome**

#### **II. Introductions of Committee Members and guests**

#### **III. Stuart Meck Webinar Debrief (Les Beck)**

- Webinar can be found at:  
[http://rio.iowa.gov/smart\\_planning/meetings.html](http://rio.iowa.gov/smart_planning/meetings.html)
- Provided several good links to resources covering other states goals, incentives and benchmarks
- The toolbox approach was emphasized in the webinar as an excellent way to increase comprehensive and smart planning in the state
- Guiding the planning process is going to be essential to Iowa (*Chuck Connerly*)
- One of the first priorities should be to create model plan elements (*Les Beck*)
- How do we tie this into the recommendations? (*Les Beck*)
  - What are the coordination mechanisms necessary to make the toolbox and models effective? (*Jenna Anderson*)
  - We may be able to better tell what is needed in terms of guidance after the public input process (*Aaron Todd*)

#### **IV. Committee Discussion of Incentives and Technical Assistance** **(Facilitated by Rick Hunsaker)**

- **Overview of Draft Document**
  - Compilation of previously discussed items into categories

- **Financial Assistance**
  - **1.1- Creation of a sustainable grant program at the state level with money specifically allocated for comprehensive planning and plan implementation.**
    - *Change wording from “for comprehensive planning” to “for local and regional smart planning”.*
    - “Sustainable” means not just a one-time thing; “and implementation” means providing money for capital as well (*Rick Hunsaker*)
    - Good idea but we will need to figure out how to garner support from the legislature; finding ways to fund the program without increase government or taxes (*Rep. Tom Schueller*)
    - Do we need to consider sticks as well to push people towards the money (given that there has been little interest in the disaster mitigation funding)? (*Jenna Anderson*)
    - Gaining support for the fund and getting the money out there will rely heavily on education of the benefits of planning (*Rep. Tom Schueller*)
    - What would be a viable recommendation? What other program funding can we use to start this grant program? (*Les Beck*)
    - Need to show that planning will save money in the long run (*Rep. Tom Schueller*)
    - Perhaps we need to point out instances where lack of planning has cost money, like the 2008 floods. Go with the “this is the savings factor” approach. (*Chad Keune*)
      - \$1 billion in state money and \$4 billion overall was spent on flood recovery (*Theresa Kehoe*)
      - How much of this was preventable through planning?
  - **1.2 Collection of a portion of real estate transfer tax for a source at the state level for funding local comprehensive planning.**
    - *Change wording from “comprehensive” to “smart” and include “and hazard mitigation” at the end.*
    - Similar to the Washington state model. (*Rick Hunsaker*)
    - Would this be a portioning off or an increase? (*Ruth Randleman*)
      - Can be either- legislature would need to decide that; Washington began with a portioning off and then later increased. (*Rick Hunsaker*)
      - Currently, a portion of the tax goes to the state and a portion goes to the county. (*Liz Van Zomeren*)
      - Part of the state’s portion goes to the State Housing Trust Fund. (*Rick Hunsaker*)

- **Other Financial Assistance Options**
  - Allow essential corporate purchase bonding (ECP) for development of planning in protected/smart planning areas (*Jessica Harder*)
    - There is a list of ECP in the code ([384.24](#)) that we can look through and see if we can add/expand things to incent smart planning. (*Jessica Harder*)
    - This would cut down on work to implement plan, making it easier for small towns to plan. (*Rick Hunsaker*)
    - Would recommend having pre-identified protection areas to justify public investment. (*Les Beck*)
  - Is it possible to link condemnation of agricultural land for public purposes with the principles? (*Les Beck*)
- **Program Incentives**
  - Take out disincentives and put them in their own category (*Jessica Harder*)
  - **2.1 Additional points/ priority in state grant programs for entities with approved comprehensive plans.**
    - *Change wording from “comprehensive” to “smart”*
  - **2.2 Incorporation of planning requirements into state programs.**
    - *Change wording to “Incorporating the requirement for an approved smart plan into state agencies’ funding programs where appropriate.”*
    - This would ask agencies to consider requiring that a plan be in place for funding.
    - Move to “Disincentives” section
  - **2.3 Additional funding for multi-jurisdictional plans.**
    - *Change wording from “multi-jurisdictional plans” to “regional plans”.*
  - **2.4 Incorporation of planning into ability to use local land use powers (e.g. TIF contingent on having a plan).**
    - Move to “Disincentives” section; rethink wording
    - Right now the requirements for planning and TIF are a bit loose; need to look at those and perhaps tighten them. (*Rick Hunsaker*)
  - **Other Program Incentives/Disincentives**
    - Consider a program similar to the low-impact design (LID) grants in Houston. (*Wayne Petersen*)
    - Do we want to give more opportunities to places with less capacity with respect to program incentives? (*Liz Van Zomeren*)
      - Administrative rules for these programs could take this into consideration. (*Rick Hunsaker*)

- Resources to less capable areas can also be incorporated into availability of technical assistance. (*Les Beck*)
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- **Technical Assistance**
  - **3.1 Creation of a program of education for local governments, officials and the public on land use, Smart Planning principles and comprehensive planning in general.**
    - Consider adding a focus on youth. (*Paula Mohr*)
  - **3.2 Collaboration with COGs, the League of Cities, the universities and ISAC to create a menu of “consultant-type” services for local governments.**
    - Because Iowa State already does this, consider changing the wording to incorporate coordination between the agencies, a centralized menu, and actively outreaching to communities. (*Jenna Anderson*)
    - Community colleges can also be used to incorporate smart planning into existing programs and help the other entities connect with the community. (*Liz Van Zomeren*)
- **Other Comments**
  - **Need for a Coordinating Body**
    - It seems that we need to have a state-level coordinating agency utilizing the existing expertise to make this work. (*Wayne Petersen*)
    - Question posed to Rep. Schueller: Would using part of the existing smart planning staff to continue the coordination be seen as expanding government? (*Ruth Randleman*)
      - Rep. Tom Schueller: I would see this as neutral, not more government.
    - The committee seemed to agree that it would be more effective to have one agency/agent then several agents in different departments.
      - Communities don’t want to have to bounce between agencies. It’s not really coordination if everyone is spread out. (*Wayne Petersen*)
    - How do we advocate for establishing a coordinating body when we are limited in creating another agency? (*Chuck Connerly*)
- **Resources**
  - Combine this section with “Technical Assistance”
- **Staff will work on revising the document and crafting recommendations for the Committee to review prior to the August 24<sup>th</sup> meeting.**

## V. Workgroup Sessions

[See Workgroup Reports]

## VI. Workgroup Report-Outs

- **Workgroup C Summary (*Les Beck*)**
  - Reviewed “Hazards Element” report and established three recommendations:
    - At a minimum, the Hazards Element section of a Smart Plan should consider and coordinate with the FEMA approved Hazard Mitigation Plan as well as address catastrophic flooding.
    - Include the requirement of a “Hazards Element” into the requirement of a Smart Plan for certain state program funding (whether for funding at all or for additional points/priority)
    - Create a model of a Hazards Element.
  - Discussed State Planning Goals
    - Need to further discuss the process of measuring the benchmarks and create recommendations.
- **Workgroup D Summary (*Rick Hunsaker*)**
  - Discussed the course of a regional plan
  - Discussed the ten draft recommendations- edited and whittled them down.
    - A draft will be ready for the full committee on August 24<sup>th</sup>.

## VII. Closing Remarks

## VIII. Next Meeting

**August 24<sup>th</sup> (Location TBD)**